

**GOVERNOR'S COMMISSION ON COMMUNITY-BASED ALTERNATIVES
FOR INDIVIDUALS WITH DISABILITIES'
HOUSING SUBCOMMITTEE MEETING (Subgroup)**

September 12, 2017 – 1:00 PM

Room 198, Administration Building,
DHSS/Holloway Campus, New Castle, DE

PRESENT: Daniese McMullin-Powell, Chair; Lottie Lee, DSAAPD; Devon Manning, DSHA; Laura Waterland, DLP/CLASI; Andi Wozny, DSAAPD, John McNeal, Staff; and Amber Rivard, Support Staff.

CALL TO ORDER

Daniese called the meeting to order at 1:11 pm.

ADDITIONS TO THE AGENDA

None

APPROVAL OF JULY 11th MEETING MINUTES

The July minutes were approved.

BUSINESS

Strategy of this Committee and Reviewing the Goals

Daniese stated that Delaware HUD (Regional 3 Office) is now under the Baltimore Office. John clarified that Laura Waterland will be replacing Brian Hartman. Laura asked if Brian was an official member and what was his role in the Committee. Daniese stated that the Committee has not met in over a year. She clarified that the last Committee meeting was in July and we meet every other month. One of the goals of the Committee is to discuss housing for people with disabilities. This is a Joint Committee with the State Council for Persons with Disabilities and the Governor's Commission. John created a spreadsheet in order to know who is an official Committee member. He will email the spreadsheet to the Committee.

Devon clarified that the Project Based Contract arm of HUD reports to Randy Scheetz in the Baltimore Office, but the Regional Manager remains in Philadelphia. Daniese asked about the July minutes stating that it was 10 regions of HUD cut down into 6 regions. Devon stated that she will check on that when she goes back to the office.

Daniese said she has frequently brought up the importance of housing for people with disabilities. People with disabilities need to have integrated housing in the community as a major prioritized goal. There have been issues in Washington, DC concerning housing. She gave an example of the 811 grant in which Delaware received \$5 million. This has not be progressing as

quickly as other states. The 811 Project was for intended to help people with disabilities with rental assistance and there were different categories (i.e., people with disabilities coming out of institutions into the community). One of the partnerships with DHSS was to provide services that were available to those who qualified for living in a subsidized unit. Devon stated that the individuals that are placed in an initial solicitation process have to be financed by DSHA tax credit sites. DSHA went to property management companies that have been working with DSHA. Through the solicitation process, there are 97 units for 811 with the other units coming from new construction through qualified allocation plan land identification processes. In 2014, DSHA introduced a mandatory set aside of 5 percent of three to six units for referrals for special populations, in addition to the mandate. She added that developers can receive points for the QAP (Qualified Application Plan) tax credit if they accept the subsidy for 811. There are 45 units that will be added to the online site and they will participate from now until 2019.

Daniese added that if they do not have the exact number of units (cannot be over 25 percent due to housing being integrated), they cannot move anyone into the housing. Devon commented that the property managers agreed that the next unit that will become available will be held for 60 days for Section 811. If that unit is not filled within that timeframe, it can be rented by someone else on the existing waitlist. Daniese stated there is an issue that Section 811 housing is not available to the elderly population and that the 60-day period is not long enough. Devon added that DSHA had to really sell the program to the property managers and the managers have control over the vacancy payments as long as they continue to have the 811 referrals. Laura asked how DSHA knows how many units are accessible for people with physical disabilities. Devon stated that certain percentages need to be compliant and DSHA is waiting to see what availability is next. People with a physical disability on the wait list can check with the property manager about certain accommodations they need for the housing unit. She added that the non-elderly rule was set in place for people in the Money Follows the Person program (300 people were on the wait list that qualify for Section 811 units). Most people are ruled out of the units due to credit and criminal history. DSHA has been requesting to create a formal review in cases where people are rejected. West End and United Cerebral Palsy have information and enter it in the 811 application, once they are notified of a referral being made, they touch base with the person that applied to ask if they are interested in housing. Daniese recommended that there be a better connection between DHSS and Delaware State Housing Authority to assure individuals that fill out the application know that the housing unit program exists and are there to assist them. Devon stated that UCP and West End do not have resources to provide the level of service required for everybody. She added that the total units for housing are 170 units by HUD calculations while DSHA calculated accurately for 150 units in Delaware, but there should be around 145 units. There are ten vacancies that DSHA is working on filling. There are two barriers with the Section 811 program: individuals are not completing the application process specific to the property and what supports are needed.

Daniese stated that Section 202 should be available for the elderly population to gain housing. She added that the Committee should research what is available and how it would work in Delaware. She suggested adding it to the agenda for discussion. Lottie stated that Section 202 has long waiting lists. She spoke about properties that exist in Delaware that allow only elderly to live there (age 62+). Ingleside was discussed as a housing unit that has available vacancies for

the elderly, but are not integrated in the same way as for the units from Section 811. There are two Section 811 projects. The first project was to finance the development of projects and the second was switched to be subsidy (integrated).

Daniese spoke about another group, ADAPT, which is working on a Section 232 project. Section 232 revolves around providing loans to nursing homes and gains interest which goes into the general fund and should be put back into housing for people with disabilities.

She stated another topic of discussion should be on preferences for Section 811 vouchers. Delaware does not have a preference for people with disabilities. Some parts of Delaware do include vouchers in some categories. If a person with a disability on a waiting list is called, they are available for the next apartment and if that apartment is not accessible, others are moved in and the person with disabilities is pushed to the side. She suggested the Committee discuss this issue with Delaware State Housing Authority. Delaware has a low income housing tax credit that offers developers and builders more tax credits for having higher than 2% accessibility under Section 504. This means that some of the projects for housing being built use this have 10 percent accessibility (instead of 2 percent or 5 percent). The tax credits go through the Internal Revenue Service and not through HUD. The Delaware State Housing Authority works with public input as to what the tax credit could be used for and how to direct it. She suggested searching public forums that give more in-depth information of what to do with tax credits (i.e. close transportation, mixed income housing, mandatory 5% units for special populations, etc.). Devon stated that the units for the special populations would be in competition with other competitors due to the builders taking away tax credit from their competitors. Daniese stated that the Committee needs more providers and people that are stakeholders in the community to attend meetings in order to assist or contribute individuals with disabilities for housing.

John stated that the Committee is required to meet the requirements of the Commission. He clarified that the Committee should review the goals. One of the primary goals is to invite the providers and other groups to a meeting to discuss possible changes that are happening. The total membership for the Committee is twenty individuals. There are individuals representing agencies for the Committee, but he suggested that the Committee review the list. Daniese stated that Sandy Tuttle was not representing Easter Seals, but was a Committee member. John stated that the Committee membership cannot be updated without a quorum to vote on a Co-Chair. He offered to email the Committee and emphasize the importance of having an individuals designate designees in case a member is unable to attend a meeting. Previously, there was representation from each of the Housing Authorities (Wilmington, Newark, New Castle County, Dover, etc.)

Devon commented that she understands members on the phone cannot vote, but it would improve participation if they had the option of calling into the meeting. John asked what the State Meeting Law is on having voting members via teleconference. Laura agreed that teleconference is allowed. John commented that it is difficult for people with disabilities to volunteer to attend meetings due to issues of not being reimbursed for DART transportation or that most of the members that come are State employed. Daniese stated an issue of the membership list is not having people with disabilities have a place on the list Committee excluding herself due to being Chair of the Committee. Andi added that Jamie Wolfe used to be

on the Committee. John explained his confusion on how the membership of this Committee was decided. Lottie stated that SCPD had those requirements and Housing was only a sub-committee, which is the same thing with the Governor's Commission. They did have members that were people with disabilities, but the issue was more of recruitment rather than it being about how a Committee is formed. The main goal of the Committee is to have a Housing Committee that serves two owners: the Commission (with purpose being to develop a comprehensive plan, ensuring that people with disabilities have appropriate supports to live in safe, affordable housing that is community integrates) and the SCPD (whose purpose is to look at laws, regulations and policies that impact those individuals in the housing context). The Committee shall consist of residents of the State. Lottie suggested looking at the two groups before they merged into this Committee. Daniese suggested that the membership where it should to be changed from Easter Seals to Co-Chair. Laura stated that there is no official rule that specifies that the Committee needs to establish designees due to originally being a volunteer group. Discussion was made about the difficulty in having people with disabilities interested enough to attend meetings and confirming who is an official member of the Committee.

Devon suggested having a historical overview of the Committee before having people become interested in attending meetings. Establishing the goals of the Committee should be a main priority that will drive the membership in expanding/reaching out to individuals and other organizations. Lottie commented that the Homeless Planning Council had previously attended meetings and were active with an interest in housing people with disabilities. John added that he will ask Jo Singles to search through the minutes and find out who are the current Committee members. There was an issue when the Commission first formed that there were too many Housing Committees and that they did not know what others groups are doing. Daniese had suggested combining all the Housing Committees together under the SCPD Council.

John asked how he can be of help to the Committee in his role as Director of SCPD. Daniese suggested that John collect reports from all the Committees when there is a meeting held. John will work with Daniese in prioritizing to collect updated reports from all committees. Daniese stated that the membership of the Committee should include a few individuals with disabilities to be at future meetings and put vacancy next to them. Lottie recommended that they should contact all of the Housing Authorities and Jurisdictions, along with contacting providers that are representing people with various disabilities that might send a representative on their behalf to the meetings. She commented that we should look into all the State government Departments that assist with housing for people with disabilities. There are advocates on other councils that also have a Housing Committee that could be included in this Committee; i.e., DDDS). Daniese stated there is no connection to the MCOs (Managed Care Organizations)---United Health Care and Highmark of Delaware being part of the Committee.

The Committee examined the list of goals that were created for the Committee and which ones were accomplished or need to be accomplished. The Committee agreed to take the list with them and provide informative updates on what goals are accomplished, and what goals still need to be developed. Someone suggested that Daniese or John review the main objectives of the Committee (Overview) to be discussed with the list of goals that will be accomplished at the next meeting. John commented that he can look back on reports required by the Director of SCPD for

each Committee and see what can be done. Laura commented that she will ask Brian for any information he can provide for an overview of the Committee. An update of the membership should be discussed further because the members on the list may no longer be working with the State and some should be added. John volunteered to send out a letter that explains about (x) amount of spots allocated for representation on the Committee and there are three vacancies. There four positions allocated to DSAAPD and Lottie commented that there should not be that many from one Division. Daniese commented the Committee needs people from DSAAPD due to integrated housing being a main priority for that Division. John stated that he will add individuals representing Divisions that are important for the Committee. Members will discuss the membership more at the next meeting with members recommending providers, divisions, and Medicaid individuals.

Devon asked what the email will say when John is asking those who are recommended to come. John stated that he will send a draft letter for the Committee to review. Andi suggested that when individuals receive their vouchers (811 eligible) to send a letter that describes that the Housing Committee is asking if they are interested in attending meetings. John asked if the Committee has any ideas on membership to discuss them at the next meeting or email him.

ANNOUNCEMENTS

None

PUBLIC COMMENT

None

ADJOURNMENT

The meeting was adjourned at 2:56 pm.

Respectfully submitted,

Amber Rivard
Administrative Specialist

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